

CITY OF WAUKON, IOWA  
HSB 328 & SSB 1227  
Estimated ACGFL Tax Rates & Revenues

ADJUSTED CITY GENERAL FUND LEVY RATES & REVENUES					
Fiscal Year	ACGFL Rate	Revenues from Existing Valuation	Revenues from New Construction	Total Revenues	Revenue Growth %
2025-26	\$8.04575	\$1,155,586	\$0	\$1,155,586	
2026-27	\$4.53625	\$1,178,698	\$11,192	\$1,189,890	3.0%
2027-28	\$4.57932	\$1,199,692	\$11,298	\$1,210,990	1.8%
2028-29	\$4.45804	\$1,235,210	\$10,999	\$1,246,209	2.9%
2029-30	\$4.49774	\$1,256,547	\$11,097	\$1,267,644	1.7%
2030-31	\$4.37719	\$1,292,997	\$10,800	\$1,303,797	2.9%
2031-32	\$4.41375	\$1,313,941	\$10,890	\$1,324,830	1.6%
2032-33	\$4.29652	\$1,351,328	\$10,601	\$1,361,929	2.8%
2033-34	\$4.33022	\$1,371,879	\$10,684	\$1,382,563	1.5%
2034-35	\$4.21617	\$1,410,213	\$10,402	\$1,420,616	2.8%
2035-36	\$4.24727	\$1,430,377	\$10,479	\$1,440,856	1.4%

TOTAL ASSESSED AND TAXABLE VALUATIONS				
Fiscal Year	Total Assessed Valuation (Including Ag)	Non-TIF Taxable Valuation (Excluding Ag)	TIF Taxable Valuation (Excluding Ag)	Total Taxable Valuation (Excluding Ag)
2025-26	\$312,085,456	\$143,626,861	\$19,424,558	\$163,051,419
2026-27	\$291,867,397	\$262,307,101	\$22,701,393	\$285,008,494
2027-28	\$294,480,776	\$264,447,536	\$23,174,337	\$287,621,873
2028-29	\$311,183,222	\$279,541,968	\$24,782,351	\$304,324,319
2029-30	\$313,954,383	\$281,840,185	\$25,255,295	\$307,095,480
2030-31	\$331,687,878	\$297,861,619	\$26,967,356	\$324,828,975
2031-32	\$334,459,039	\$300,159,836	\$27,440,300	\$327,600,136
2032-33	\$353,104,639	\$316,984,124	\$29,261,612	\$346,245,736
2033-34	\$355,875,800	\$319,282,341	\$29,734,556	\$349,016,897
2034-35	\$375,474,092	\$336,944,608	\$31,670,581	\$368,615,189
2035-36	\$378,245,253	\$339,242,825	\$32,143,525	\$371,386,350

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	68.93%	-1.95%	66.99%	27.21%	5.15%	0.64%
2026-27	90.89%	-19.50%	71.39%	24.47%	3.56%	0.37%
2027-28	90.33%	-19.43%	70.90%	25.00%	3.54%	0.36%
2028-29	89.04%	-18.47%	70.57%	25.52%	3.38%	0.34%
2029-30	88.48%	-18.35%	70.13%	25.99%	3.36%	0.34%
2030-31	87.23%	-17.39%	69.84%	26.46%	3.22%	0.32%
2031-32	86.73%	-17.30%	69.43%	26.89%	3.20%	0.32%
2032-33	85.56%	-16.41%	69.15%	27.34%	3.06%	0.30%
2033-34	85.10%	-16.33%	68.77%	27.74%	3.05%	0.30%
2034-35	84.00%	-15.50%	68.50%	28.16%	2.92%	0.28%
2035-36	83.58%	-15.43%	68.15%	28.53%	2.91%	0.28%

**NOTE:** Total Taxable Valuation will be lower than the Total Assessed valuation because:  
1) Ag Land and Ag Building values are excluded, and  
2) the Gas and Electric Utility rollback is not affected by the proposed legislation and is less than 100%.

## CITY OF WAUKON, IOWA

### *Estimated ACGFL Tax Rates & Revenues*

Under Proposed HSB 328/SSB 1227

ACGFL RATES & REVENUES - Proposed HSB 328/SSB 1227			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$143,626,861	\$8.04575	\$1,155,586
2026-27	\$262,307,101	\$4.53625	\$1,189,890
2027-28	\$264,447,536	\$4.57932	\$1,210,990
2028-29	\$279,541,968	\$4.45804	\$1,246,209
2029-30	\$281,840,185	\$4.49774	\$1,267,644
2030-31	\$297,861,619	\$4.37719	\$1,303,797
2031-32	\$300,159,836	\$4.41375	\$1,324,830
2032-33	\$316,984,124	\$4.29652	\$1,361,929
2033-34	\$319,282,341	\$4.33022	\$1,382,563
2034-35	\$336,944,608	\$4.21617	\$1,420,616
2035-36	\$339,242,825	\$4.24727	\$1,440,856

## CITY OF WAUKON, IOWA

### *Estimated ACGFL Tax Rates & Revenues*

Under Current HF 718/SF 2442

ACGFL RATES & REVENUES - Existing HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$143,626,861	\$8.04575	\$1,155,586
2026-27	\$147,906,929	\$7.96609	\$1,178,240
2027-28	\$151,334,172	\$7.96609	\$1,205,542
2028-29	\$157,850,798	\$7.96609	\$1,257,454
2029-30	\$161,896,825	\$7.96609	\$1,289,685
2030-31	\$168,806,420	\$7.96609	\$1,344,727
2031-32	\$173,005,555	\$7.96609	\$1,378,178
2032-33	\$180,328,138	\$7.96609	\$1,436,510
2033-34	\$184,688,885	\$7.96609	\$1,471,249
2034-35	\$192,445,816	\$7.96609	\$1,533,041
2035-36	\$196,976,228	\$7.96609	\$1,569,131

IMPACT OF PROPOSED HSB 328/SSB 1227 vs. CURRENT HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$0	\$0.00000	\$0
2026-27	\$114,400,172	(\$3.42984)	\$11,650
2027-28	\$113,113,364	(\$3.38677)	\$5,448
2028-29	\$121,691,170	(\$3.50805)	-\$11,245
2029-30	\$119,943,360	(\$3.46835)	-\$22,041
2030-31	\$129,055,199	(\$3.58890)	-\$40,930
2031-32	\$127,154,280	(\$3.55234)	-\$53,348
2032-33	\$136,655,986	(\$3.66957)	-\$74,582
2033-34	\$134,593,456	(\$3.63587)	-\$88,686
2034-35	\$144,498,792	(\$3.74992)	-\$112,425
2035-36	\$142,266,597	(\$3.71882)	-\$128,275

CITY OF WAUKON, IOWA  
Estimated Tax Bill - **ACFGL Portion ONLY**  
*Change between FY 2026 and FY 2031*

Commerical Valuation		Commercial Tax Bill		Industrial Valuation		Industrial Tax Bill		Residential Valuation		Residential Homestead - Non Senio		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031
\$50,000	\$61,740	\$191	\$270	\$50,000	\$51,515	\$191	\$225	\$50,000	\$58,947	\$172	\$39	\$147	\$39	\$191	\$258
\$100,000	\$123,480	\$382	\$540	\$100,000	\$103,030	\$382	\$451	\$100,000	\$117,894	\$363	\$297	\$338	\$297	\$382	\$516
\$150,000	\$185,220	\$572	\$811	\$150,000	\$154,545	\$572	\$676	\$150,000	\$176,842	\$554	\$555	\$529	\$555	\$572	\$774
\$200,000	\$246,960	\$934	\$1,081	\$200,000	\$206,060	\$934	\$902	\$200,000	\$235,789	\$745	\$813	\$720	\$813	\$763	\$1,032
\$250,000	\$308,700	\$1,297	\$1,351	\$250,000	\$257,575	\$1,297	\$1,127	\$250,000	\$294,736	\$936	\$1,071	\$911	\$1,071	\$954	\$1,290
\$300,000	\$370,440	\$1,659	\$1,621	\$300,000	\$309,090	\$1,659	\$1,353	\$300,000	\$353,683	\$1,126	\$1,329	\$1,102	\$1,329	\$1,145	\$1,548
\$400,000	\$493,920	\$2,383	\$2,162	\$400,000	\$412,120	\$2,383	\$1,804	\$400,000	\$471,578	\$1,508	\$1,845	\$1,483	\$1,845	\$1,526	\$2,064
\$500,000	\$617,400	\$3,107	\$2,702	\$500,000	\$515,151	\$3,107	\$2,255	\$500,000	\$589,472	\$1,890	\$2,361	\$1,865	\$2,361	\$1,908	\$2,580
\$600,000	\$740,880	\$3,831	\$3,243	\$600,000	\$618,181	\$3,831	\$2,706	\$600,000	\$707,366	\$2,271	\$2,877	\$2,246	\$2,877	\$2,290	\$3,096
\$700,000	\$864,360	\$4,555	\$3,783	\$700,000	\$721,211	\$4,555	\$3,157	\$700,000	\$825,261	\$2,653	\$3,393	\$2,628	\$3,393	\$2,671	\$3,612
\$800,000	\$987,840	\$5,279	\$4,324	\$800,000	\$824,241	\$5,279	\$3,608	\$800,000	\$943,155	\$3,034	\$3,910	\$3,010	\$3,910	\$3,053	\$4,128
\$900,000	\$1,111,320	\$6,003	\$4,864	\$900,000	\$927,271	\$6,003	\$4,059	\$900,000	\$1,061,050	\$3,416	\$4,426	\$3,391	\$4,426	\$3,435	\$4,644
\$1,000,000	\$1,234,800	\$6,727	\$5,405	\$1,000,000	\$1,030,301	\$6,727	\$4,510	\$1,000,000	\$1,178,944	\$3,798	\$4,942	\$3,773	\$4,942	\$3,816	\$5,160
\$2,000,000	\$2,469,600	\$13,969	\$10,810	\$2,000,000	\$2,060,602	\$13,969	\$9,020	\$2,000,000	\$2,357,888	\$7,614	\$10,102	\$7,589	\$10,102	\$7,632	\$10,321
\$3,000,000	\$3,704,400	\$21,210	\$16,215	\$3,000,000	\$3,090,903	\$21,210	\$13,529	\$3,000,000	\$3,536,832	\$11,430	\$15,263	\$11,405	\$15,263	\$11,449	\$15,481
\$4,000,000	\$4,939,200	\$28,451	\$21,620	\$4,000,000	\$4,121,204	\$28,451	\$18,039	\$4,000,000	\$4,715,776	\$15,246	\$20,423	\$15,222	\$20,423	\$15,265	\$20,642
\$5,000,000	\$6,174,000	\$35,692	\$27,025	\$5,000,000	\$5,151,505	\$35,692	\$22,549	\$5,000,000	\$5,894,720	\$19,063	\$25,583	\$19,038	\$25,583	\$19,081	\$25,802
\$6,000,000	\$7,408,800	\$42,933	\$32,430	\$6,000,000	\$6,181,806	\$42,933	\$27,059	\$6,000,000	\$7,073,664	\$22,879	\$30,744	\$22,854	\$30,744	\$22,897	\$30,963
\$7,000,000	\$8,643,600	\$50,174	\$37,835	\$7,000,000	\$7,212,107	\$50,174	\$31,569	\$7,000,000	\$8,252,608	\$26,695	\$35,904	\$26,670	\$35,904	\$26,714	\$36,123
\$8,000,000	\$9,878,400	\$57,416	\$43,240	\$8,000,000	\$8,242,408	\$57,416	\$36,079	\$8,000,000	\$9,431,552	\$30,511	\$41,065	\$30,487	\$41,065	\$30,530	\$41,284
\$9,000,000	\$11,113,200	\$64,657	\$48,645	\$9,000,000	\$9,272,709	\$64,657	\$40,588	\$9,000,000	\$10,610,496	\$34,328	\$46,225	\$34,303	\$46,225	\$34,346	\$46,444
\$10,000,000	\$12,348,000	\$71,898	\$54,050	\$10,000,000	\$10,303,010	\$71,898	\$45,098	\$10,000,000	\$11,789,440	\$38,144	\$51,386	\$38,119	\$51,386	\$38,162	\$51,605
\$15,000,000	\$18,522,000	\$108,104	\$81,074	\$15,000,000	\$15,454,515	\$108,104	\$67,647	\$15,000,000	\$17,684,160	\$57,225	\$77,188	\$57,200	\$77,188	\$57,243	\$77,407
\$20,000,000	\$24,696,000	\$144,310	\$108,099	\$20,000,000	\$20,606,020	\$144,310	\$90,196	\$20,000,000	\$23,578,880	\$76,306	\$102,990	\$76,281	\$102,990	\$76,325	\$103,209
\$25,000,000	\$30,870,000	\$180,516	\$135,124	\$25,000,000	\$25,757,525	\$180,516	\$112,746	\$25,000,000	\$29,473,600	\$95,387	\$128,793	\$95,362	\$128,793	\$95,406	\$129,012
\$30,000,000	\$37,044,000	\$216,722	\$162,149	\$30,000,000	\$30,909,030	\$216,722	\$135,295	\$30,000,000	\$35,368,320	\$114,468	\$154,595	\$114,444	\$154,595	\$114,487	\$154,814
\$35,000,000	\$43,218,000	\$252,927	\$189,173	\$35,000,000	\$36,060,535	\$252,927	\$157,844	\$35,000,000	\$41,263,040	\$133,550	\$180,397	\$133,525	\$180,397	\$133,568	\$180,616
\$40,000,000	\$49,392,000	\$289,133	\$216,198	\$40,000,000	\$41,212,040	\$289,133	\$180,393	\$40,000,000	\$47,157,760	\$152,631	\$206,200	\$152,606	\$206,200	\$152,649	\$206,418
\$45,000,000	\$55,566,000	\$325,339	\$243,223	\$45,000,000	\$46,363,545	\$325,339	\$202,942	\$45,000,000	\$53,052,480	\$171,712	\$232,002	\$171,687	\$232,002	\$171,730	\$232,221
\$50,000,000	\$61,740,000	\$361,545	\$270,248	\$50,000,000	\$51,515,050	\$361,545	\$225,491	\$50,000,000	\$58,947,200	\$190,793	\$257,804	\$190,768	\$257,804	\$190,811	\$258,023

CITY OF WAUKON, IOWA  
Estimated Tax Bill - ACFGL Portion ONLY  
Change between FY 2026 and FY 2031

	Commercial		Industrial		Residential Homestead - Non Senior		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026 Valuation	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %
\$50,000	\$79	41.63%	\$35	18.17%	(\$133)	(77.27%)	(\$108)	(73.45%)	\$67	35.22%
\$100,000	\$159	41.63%	\$69	18.17%	(\$66)	(18.16%)	(\$41)	(12.16%)	\$134	35.22%
\$150,000	\$238	41.63%	\$104	18.17%	\$1	0.23%	\$26	4.93%	\$202	35.22%
\$200,000	\$146	15.68%	(\$33)	(3.48%)	\$68	9.20%	\$93	12.96%	\$269	35.22%
\$250,000	\$55	4.22%	(\$169)	(13.04%)	\$136	14.51%	\$161	17.62%	\$336	35.22%
\$300,000	(\$37)	(2.24%)	(\$306)	(18.43%)	\$203	18.02%	\$228	20.67%	\$403	35.22%
\$400,000	(\$221)	(9.26%)	(\$579)	(24.29%)	\$337	22.37%	\$362	24.42%	\$538	35.22%
\$500,000	(\$404)	(13.02%)	(\$852)	(27.42%)	\$472	24.97%	\$497	26.63%	\$672	35.22%
\$600,000	(\$588)	(15.35%)	(\$1,125)	(29.37%)	\$606	26.69%	\$631	28.09%	\$807	35.22%
\$700,000	(\$772)	(16.94%)	(\$1,398)	(30.70%)	\$741	27.92%	\$765	29.12%	\$941	35.22%
\$800,000	(\$955)	(18.09%)	(\$1,671)	(31.66%)	\$875	28.84%	\$900	29.90%	\$1,075	35.22%
\$900,000	(\$1,139)	(18.97%)	(\$1,944)	(32.39%)	\$1,009	29.55%	\$1,034	30.50%	\$1,210	35.22%
\$1,000,000	(\$1,322)	(19.66%)	(\$2,218)	(32.96%)	\$1,144	30.12%	\$1,169	30.98%	\$1,344	35.22%
\$2,000,000	(\$3,159)	(22.61%)	(\$4,949)	(35.43%)	\$2,488	32.68%	\$2,513	33.11%	\$2,688	35.22%
\$3,000,000	(\$4,995)	(23.55%)	(\$7,680)	(36.21%)	\$3,832	33.53%	\$3,857	33.82%	\$4,033	35.22%
\$4,000,000	(\$6,831)	(24.01%)	(\$10,412)	(36.60%)	\$5,177	33.95%	\$5,201	34.17%	\$5,377	35.22%
\$5,000,000	(\$8,667)	(24.28%)	(\$13,143)	(36.82%)	\$6,521	34.21%	\$6,546	34.38%	\$6,721	35.22%
\$6,000,000	(\$10,504)	(24.46%)	(\$15,874)	(36.97%)	\$7,865	34.38%	\$7,890	34.52%	\$8,065	35.22%
\$7,000,000	(\$12,340)	(24.59%)	(\$18,606)	(37.08%)	\$9,209	34.50%	\$9,234	34.62%	\$9,410	35.22%
\$8,000,000	(\$14,176)	(24.69%)	(\$21,337)	(37.16%)	\$10,554	34.59%	\$10,578	34.70%	\$10,754	35.22%
\$9,000,000	(\$16,012)	(24.76%)	(\$24,068)	(37.22%)	\$11,898	34.66%	\$11,923	34.76%	\$12,098	35.22%
\$10,000,000	(\$17,848)	(24.82%)	(\$26,800)	(37.27%)	\$13,242	34.72%	\$13,267	34.80%	\$13,442	35.22%
\$15,000,000	(\$27,030)	(25.00%)	(\$40,457)	(37.42%)	\$19,963	34.89%	\$19,988	34.94%	\$20,163	35.22%
\$20,000,000	(\$36,211)	(25.09%)	(\$54,113)	(37.50%)	\$26,684	34.97%	\$26,709	35.01%	\$26,885	35.22%
\$25,000,000	(\$45,392)	(25.15%)	(\$67,770)	(37.54%)	\$33,405	35.02%	\$33,430	35.06%	\$33,606	35.22%
\$30,000,000	(\$54,573)	(25.18%)	(\$81,427)	(37.57%)	\$40,127	35.05%	\$40,151	35.08%	\$40,327	35.22%
\$35,000,000	(\$63,754)	(25.21%)	(\$95,084)	(37.59%)	\$46,848	35.08%	\$46,873	35.10%	\$47,048	35.22%
\$40,000,000	(\$72,935)	(25.23%)	(\$108,740)	(37.61%)	\$53,569	35.10%	\$53,594	35.12%	\$53,769	35.22%
\$45,000,000	(\$82,116)	(25.24%)	(\$122,397)	(37.62%)	\$60,290	35.11%	\$60,315	35.13%	\$60,490	35.22%
\$50,000,000	(\$91,297)	(25.25%)	(\$136,054)	(37.63%)	\$67,011	35.12%	\$67,036	35.14%	\$67,212	35.22%